

BUILDING PLANS - SUBMITTAL REQUIREMENTS

You are required to submit to the Building Department two (2) full sets of your construction plans complete with three (3) plot plans, and one (1) additional floor plan. The plans must be drawn to an acceptable scale and clearly indicate the location, nature and scope of all work proposed. All plans must be legible and must be signed by the responsible person. California's 1974 Architectural Practices Act requires that all plans submitted for plan check be "wet" signed by the maker. Original "wet" signatures are required on all pages of plans and calculations prepared by a licensed architect or engineer.

Energy standards, as required by the California Energy Commission, place major responsibility on the designer/draftsman to provide adequate information on the plans to insure the building complies with State energy requirements. Engineers, architects, building designers shall provide the appropriate documentation required by the California Energy Commission. Placer County is located in Climate Zone 11 (southwesterly portion of the County) and Climate Zone 16 (northeasterly portion of the County). Contact the Building Department to obtain abbreviated copies of these requirements. Additional information may also be obtained by contacting the California Energy Commission.

NOTE: SNOW LOAD AREAS MAY HAVE ADDITIONAL REQUIREMENTS. CHECK AT BUILDING DEPARTMENT FOR YOUR ELEVATION PRIOR TO SUBMITTAL OF PLANS TO AVOID DELAYS.

The following are the minimum requirements for plan submittal.

PLAN REQUIREMENTS(REVERSED PLANS NOT ACCEPTED)

1. PLOT PLAN REQUIREMENTS:(Scale 1"= 10', 1"= 20', 1"= 30', or 1"= 40')

Provide 2 plot plans, with an addition plot plan if on a septic system. Following is a list of requirements that must be shown on the plot plan:

- a. North arrow and scale.
- b. Locations of proposed and existing buildings, retaining walls (retaining walls over 3' high require and approved design), pools and pool fences.
- c. Location of proposed septic tank, leach field and 100% replacement areas for leach field. Check with Environmental Health Dept.
- d. Ditches, creeks, springs, other surface water on the premises and within 100 feet in any direction of the proposed sewage disposal areas. Lake or reservoirs within 200 feet of the proposed sewage disposal areas.
- e. Location of known wells on property and adjacent thereto.
- f. Lot boundaries.
- g. Topography including contours or spot elevations rock outcroppings, and cross sections. Slope arrows with percentages in direction of flow including 2% minimum away from building.
- h. Driveways and parking areas including setbacks and compliance with "Fire Safe Driveway Standards" (Handout).
- i. Distance of structures from property lines and slopes (See slope Handout)
- j. Location of easements within 50' of construction.
- k. Location of property front and street width.
- l. Show limits of grading (ie. cut/fill cubic yards removed/filled etc.) Additional informaton may be required if a grading permit is required.
- m. Show finish floor elevation above adjacent grade.

- n. Trees with more than 6" diameter trunks within 50' of any development (ie. structure, sewage system, driveway, grading, etc.) Also, show dimensions to development and tree canopy diameter.

Failure to submit an accurate plot plan will cause delay in the processing of your application.

2. FOUNDATION PLAN REQUIREMENTS:

- a. North arrow.
- b. Location, size and depth of footings.
- c. Size, spacing and direction of girders, joists and columns.
- d. Type of sub-flooring.
- e. Location of vents and access (both attic and under floor).
- f. Bolt and rebar location.
- g. Engineering requirements Re: holddowns, straps, etc.

3. FLOOR PLAN (1/4" = 1' SCALE RECOMMENDED):

- a. North arrow.
- b. Door and window location and sizes, type of window (i.e., slides, double hung) and glazing (single glaze, dual glaze, etc.).
- c. Plumbing fixture layout.
- d. Electrical layout, size of service.
- e. Location, type and size of heating system; efficiency rating; must be CEC approved.
- f. Location and type of water heater (must comply with CEC regulations).
- g. Direction of ceiling joist.
- h. Holddowns - shear wall locale.

4. ELEVATIONS:

- a. Slope of property in relation to structure.
- b. Exterior wall coverings, doors and windows.
- c. Roof pitch and material (minimum allowable roofing assembly is Class B.)

5. FRAMING DETAIL CROSS SECTION (1/2" = 1' SCALE RECOMMENDED):

- a. Roof, floor and wall detail, rafters, purlins, and struts.
- b. Method of bracing.
- c. Material sizes and specifications.
- d. Location of required hardware re: straps - clips, etc.
- e. Type, location and "R" value of insulation.

6. ROOF PLAN AND/OR SECOND FLOOR PLAN (1/4" = 1' SCALE

- a. Overview of roof layout showing rafter, ceiling joist or truss locations including spacing and sizes of materials, hips and valleys.
- b. If trusses, they must be designed, and drawings stamped and signed by an architect, civil engineer or structural engineer registered by the State of California. Such design, with analysis, should be included with the plans when submitted for plan check to insure no delay once plans received.
- c. If trusses are used, submit calculations keyed to roof plan.
- d. Show all roof supports, beams and bearing walls.